

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 12, 2012 (6PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

#245 – storage shed / locker on patio

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet;

Operating Expenses about 4.5+% below budget thru end of last month

Res. Expenditures for last month:

Landscape recommendations & proposals: tree bids (Crane's & Action & Person's)

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

1. Exercise Room equipment & cleaning of floor
2. Cleaning service
3. List of dry rot repair for Sea View:
4. Drainage & Waterproofing foundations by Carter Const (\$13,552 per bldg at 7634, 7640, 7638, 7632, 7602, 7624, 7628, 7620, 7626, 7636); work in progress (underlined denotes completed per contractor); will work on 7628 next, planning to start next wk
5. Possible policy for repairing "common area"
6. Pool fence
7. Pagoda lights (261+); sample
8. Sauna Rm, door, heater
9. Emails

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

1. Exterior painting
2. Confirmation of foreclosure 209
3. Bulletin Boards / postings
4. Recording liens
5. Pool patrol (\$18 to drive by; \$28/hr at 4 hrs minimum)
6. Remaining roofs to be done 7620 & 7640 (**2006**: 7634, 7626, 7630; **2009**: 7624 & 7628; **2010**: 7636 & 7638; **2011**: 7602, 7606, 7610; **2012**: 7632 – See Home Roof bid
7. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 7
- Bankruptcy / Foreclosure / Small Claims
- Proposed pmt schedule

**8. ADJOURNMENT (Scheduled meeting – 5/10/12 @ 6PM at 7610 Hollister, Meeting Rm)**

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